The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SS60-9-08) (Mandatory 1-09)

□ ESTIMATE		☐ FINAL
	CLOSING STATEMENT	
PROPERTY ADDRESS	☐ SELLER'S ☐ BUYER'S	
rkoreki i Address		
SELLER	BUYER	
SETTLEMENT DATE	DATE OF PRORATION	
LEGAL DESCRIPTION:		

		T	T
		DEBITS	CREDITS
1.	Purchase Price		
2.	Deposit (Earnest Money) Paid to		
3.	Principal amount of new 1st Loan Payable to		
4.	Principal amount of new 2 nd Loan Payable to		
5.	1 st Loan Payoff to		
6.	2nd Loan Payoff to		
7.	Taxes for Preceding Year(s)		
8.	Taxes for Current Year		
9.	Personal Property Taxes		
10.	Transaction Fee		
11.	Loan Origination Fee		
12.	Loan Discount Fee		
13.	Appraisal Fee		
14.	Appraisal Fee		
15.	Loan Processing Fee		
16.	Tax Service Fee		
17.	Flood Certification		
18.	Loan Document Preparation Fee		
19.	Loan Underwriting Fee		
20.	Interest on New Loan		
21.	Mortgage Insurance Premium/PMI		
22.	Premium for new Hazard Insurance		
23.	Reserves Deposited With Lender		
	23 a. Hazard Insurance Reserve		
	23 b. Mortgage Insurance Reserve		
	23 c. County Property Tax Reserve		
24.	Aggregate Adjustment		
25.	Real Estate Closing Fee		

26.	Loan Closing Fee		
27.	Title Insurance Premium – Owner's		
28.	Owner's Extended Coverage		
29.	Title Insurance Premium – Lender's Policy		
30.	Endorsements:		
31.	Certificate of Taxes Due		
32.	Overnight Delivery Fee		
33.	E-Doc Fee (Loan)		
34.	Release Facilitation Fee		
35.	Cashier's Check/Wire Fee		
36.	Recording:		
	36 a. Warranty Deed		
	36 b. Deed of Trust		
	36 c. Release		
	36 d. Other		
37.	Survey		
38.	Documentary Fee		
39.	Transfer Fee		
40.	Sales and Use Tax		
41.	HOA – CIC Document Procurement Fee		
42.	HOA Transfer/Status Letter Fee		
43.	HOA Dues		
44.	HOA Working Capital		
45.	Water and/or Sewer Escrow		
46.	Homeowner Warranty		
47.	2% Colorado Withholding		
48.	Foreign Investment in Real Property Tax Act (FIRPTA) – 10%		
49.	Propane/Fuel Oil Proration		
50.	Rents/Rent Proration		
51.	Security Deposits		
52.	Seller Concessions:		
53.	Broker's Fee		
54.	Other:		
~ -	•		
	Subtotals		
	Balance due to/from Seller		
	Balance due to/from Buyer		
TO	ΓALS		

APPROVED AND ACCEPTED

Buyer/Seller	Buyer/Seller	
Brokerage Firm's Name:		
Broker		